



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 12, 2019**

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Adams.

Present: Commissioners: Adams, Secord, Hughes, See, and Keating; City Administrator Weske; Planning Consultant: PeggySue Imihy

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner Keating moved to approve the agenda as presented. Commissioner Hughes seconded. Ayes: all.

CONSENT AGENDA

A. Minutes of the December 11, 2019 Planning Commission Meeting

Commissioner Keating moved to approve the Consent Agenda as presented. Commissioner See seconded. Ayes: all.

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

A. Recommendation for Appointment of Planning Commission Chair and Chair Pro-Tempore Positions for 2019

Commissioner Hughes moved to recommend that Commission Member Adams be reappointed to serve as Chair, and Commission Member Keating be reappointed to serve as Chair Pro-Tempore for 2019. Commissioner Secord seconded. Ayes: all.

B. Public Hearing: Planning Case #2019-01 Request for a Variance to the Required Amount of Parking for a Mini-Storage Facility Located at 2420 Industrial Boulevard W; Request for the Design Review for the Redevelopment of the Property Located at 2420 Industrial Boulevard W; Request for a Variance to the Allowed Building Materials for a Structure Located at 2420 Industrial Boulevard W (Applicant: John Luse, Safeway Mini-Storage)

Consultant Imihy gave an overview of the variance and design review requests. She explained that mini-storage facilities are no longer allowed in any zoning district of the City, but the discussion for the Planning Commission to consider is solely on the variance applications and on the design review. She stated that the Council will be tasked with considering permitting the expansion of the legal non-conforming use of the property for mini-storage. Staff recommends approving the requested variance for a reduction in the required amount of parking and recommends denying the requested variance to the allowed building materials.

Commissioner Keating asked why the City did not want mini-storage facilities.

Chair Adams stated that is a difficult question to answer because he does not know how many of the present Commission members were around when the decision was made some years ago. He stated that some of the reasons he can think of are transient populations and crime.

Consultant Imihy stated that typically storage facilities take up a lot of land and the City may have feared there would be a proliferation of mini-storage facilities in the City, considering the number of facilities already present in town. She noted that in general, cities don't tend to view mini-storage facilities favorably because although they are a very lucrative business, they take up a lot of land.

Chair Adams opened the public hearing at 6:46 pm.

Ron Powell, Mohagen Hanson, representing Mr. Luse, stated that they would simply like to take the existing facility and have it grow. He noted that many people have been coming to Mr. Luse and asking for climate controlled or conditioned space so he is trying to develop the property to be able to serve both groups of people that want to store things in unconditioned spaces as well as conditioned spaces. He stated that the building materials they are proposing are first class panels that can be seen in many places around the Twin Cities. He presented samples of the proposed building materials for the Commission's review.

Consultant Imihy stated that many cities do allow this material. She noted that the City also allows this material, but not in this location. She gave examples of where it is allowed in other districts in the City. She stated that the City has created its building material standards looking forward to the future, what is hoped will be there, and how it will look in the future.

John Luse, applicant, stated that the business is doing fine and if they demolish their center building to expand, it will take them 12-18 months to get the business back to the point that it is today. He explained that his proposed design is consistent with storage building uses that are being built and his company had selected their architect because of their experience in storage facilities. He stated that their plans are for a sleek, modern look that is safe and climate controlled because research has shown that most of their clients in the future will be women. He noted that this project would represent about a \$2,000,000 investment for them, and he likes the look of the proposed materials. He stated that he chose the steel insulated panel material for how it looks and not because of economic reasons, and reiterated that this is the way his industry is going with building materials.

Commissioner See asked if he took into consideration the McDonalds and Sherwin Williams building when he was designing the proposed building.

Mr. Luse stated that he stated that the proposed building will look nice but he cannot honestly say that he took into consideration the neighboring buildings.

Mr. Powell stated that McDonalds and the nearby gas station has a masonry base and a metal top which is what they are proposing for this property as well. He stated that they did take into consideration the other buildings in the neighborhood.

Chair Adams clarified that the Planning Commission is an advisory body and the Council has made decisions about what materials they will allow in this zoning district of the City. The Commission has to interpret the code, as written, and not rewrite it. He stated that regardless of what the Planning Commission recommends, the applicant can present their case to the Council because that is who will make the ultimate decision.

Commissioner Secord stated that it is a non-conforming business asking for a non-conforming material that conforms to the business type, but not the zoning district which, in her mind, is a big consideration.

Chair Adams stated that it is a legal non-conforming business that has basically been grandfathered in and is a valuable business to the City. He reiterated that he has to make decisions based on what the code states.

Bob Erickson, owner of Sherwin Williams, stated that expanding a non-conforming business concerns him. He stated that this plan retains quite a bit of the old building and thinks it may be a better idea to take out everything and start over which he understands would hurt their business. He stated that he wonders if self-storage is the best use of that location, and commented that he believes an office building or something similar would be a better use and fit for this location.

Commissioner Secord asked if the height of the building being three stories high would be an issue.

Consultant Imihy stated that it would not be a problem because the plans conform with the 35 foot building height requirement in that zoning district.

There being no additional comment, Chair Adams closed the public hearing at 7:15 pm.

Chair Adams stated that he feels the proposed design meets the Village Design Guidelines however does not meet the requirements of the zoning district. He reiterated that the applicant can still make their case to the Council about the building material. He stated that he agrees with the parking variance request.

Consultant Imihy suggested that the question the Commission ask themselves is whether this building can be built without metal insulated paneling and reminded the Commission that economic factors are not a consideration in granting a variance.

Commissioner Hughes stated that it is the Council's decision whether this building material will be allowed or not. He noted that to him, he feels the Commission can recommend

approval because it is ultimately up to the Council and asked if that was the wrong way to think about this decision.

Consultant Imihy stated that if Commissioner Hughes feels the criteria for a variance has been met, then he is welcome to vote in favor of the variance. She stated that the Planning Commission is an advisory commission but the Council takes their role very seriously and considers their opinions before making a decision. She stated that as a staff member, she would discourage him from voting for the variance based upon the criteria for issuance of a variance.

The Commission discussed whether allowing this building material will set a precedent for future development.

Consultant Imihy read aloud the criteria that is required to allow a variance and her responses to support her recommendation. She noted that legally there is no precedent set by allowing a variance, but the Commission is charged with the mandate of following the code.

Commissioner See moved to recommend the City Council approve the parking variance for 2420 Industrial Boulevard W. Commissioner Secord seconded. Ayes: all.

Commissioner See moved to recommend the City Council deny the building materials variance request for 2420 Industrial Boulevard W. Commissioner Secord seconded. Ayes: See, Secord and Adams. Nays: Hughes and Keating. Motion carried.

C. Discussion of Planning Commission City Goals for Communication to City Council

City Administrator Weske suggested that the Planning Commission take a closer look at the PUD zoning district standards. He thinks the City may need to create a whole new PUD section rather than revise the existing one because it is so out of date. He stated that there may also be a discussion about allowed building materials as well as the B-2A Service Business zoning district.

OTHER BUSINESS

A. Council Liaison Report

Mayor Miner noted that the usual liaison is out of town so he was in attendance in his place. He gave a brief overview of some of the development discussions the Council has had and possible projects in the City. He noted that there is a consultant coming to the next EDA meeting to educate the members on Tax Increment Financing (TIF). He stated that there are new Park Board and EDA board members; that the goal setting work session for the Council will be held on February 26, 2019; that the Council has approved Public Works to purchase a bucket truck for use in the City; and that the Council has talked to Abdo, Eick and Meyers about creating a long-term financial plan for the City. He noted that the ice rink at Holbrook Park is open but there have been no applicants to staff the warming house.

B. Commission Member Business

None.

C. Staff Business

City Administrator Weske stated that he expects the Planning Commission to be very busy in the coming months. He stated that there will be three applications to discuss at the next meeting.

ADJOURN

Chair Adams adjourned the February 12, 2019 Planning Commission meeting at 8:10 pm.

Respectfully submitted,

Scott Weske
City Administrator